171.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 893,900 / 893,900
					USE VALUE: 893,900 / 893,900
					ASSESSED: 893,900 / 893,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O` SHAUGHNESSY MARIE F
Owner 2:	
Owner 3:	
Street 1:	56 BLOSSOM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OSHAUGHNESSY BARRY -
Owner 2:	-
Street 1:	56 BLOSSOM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,697 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Asbestos Exterior and 2993 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6697.000	459,300		434,600	893,900
Total Card	0.154	459,300		434,600	893,900
Total Parcel	0.154	459,300		434,600	893,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.69 | /Parcel: 298.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 113264

GIS Ref

GIS Ref

Insp Date 12/15/08

PREVIOUS ASSESSMENT

Parcel ID: 171.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	459,600	0	6,697.	434,600	894,200	894,200	Year End Roll	12/18/2019
2019	104	FV	355,500	0	6,697.	434,600	790,100	790,100	Year End Roll	1/3/2019
2018	104	FV	355,500	0	6,697.	385,000	740,500	740,500	Year End Roll	12/20/2017
2017	104	FV	333,300	0	6,697.	322,900	656,200	656,200	Year End Roll	1/3/2017
2016	104	FV	333,300	0	6,697.	322,900	656,200	656,200	Year End	1/4/2016
2015	104	FV	296,800	0	6,697.	279,400	576,200	576,200	Year End Roll	12/11/2014
2014	104	FV	296,800	0	6,697.	270,100	566,900	566,900	Year End Roll	12/16/2013
2013	104	FV	308,900	0	6,697.	257,100	566,000	566,000		12/13/2012

!13239!

PRINT

Date	Time
12/11/20	03:13:40

LAST REV

Date	Time
05/04/20	14:33:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13239

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSHAUGHNESSY BA	35429-205		5/8/2002	Family	99	No	No		
	18979-299		4/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	113264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2015	974	Re-Roof	21,650		7/16/2015			Strip and re-roof.
1/24/2002	36	Redo Kit	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	Mail Update	JO	Jenny O
11/12/2015	Permit Insp	PC	PHIL C
12/15/2008	Measured	336	PATRIOT
1/22/2000	Inspected	197	PATRIOT
12/28/1999	Mailer Sent		
12/16/1999	Measured	243	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6697		Sq. Ft.	Site		0	70.	0.93	8									434,639						434,600	

Total AC/HA: 0.15374 | Total SF/SM: 6697 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 434,639 | Spl Credit | Total: 434,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03932142
Const Adj.:	0.94990498
Adj $ / SQ:	167.834
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	665661
Depreciation:	206355
Depreciated Total:	459306

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

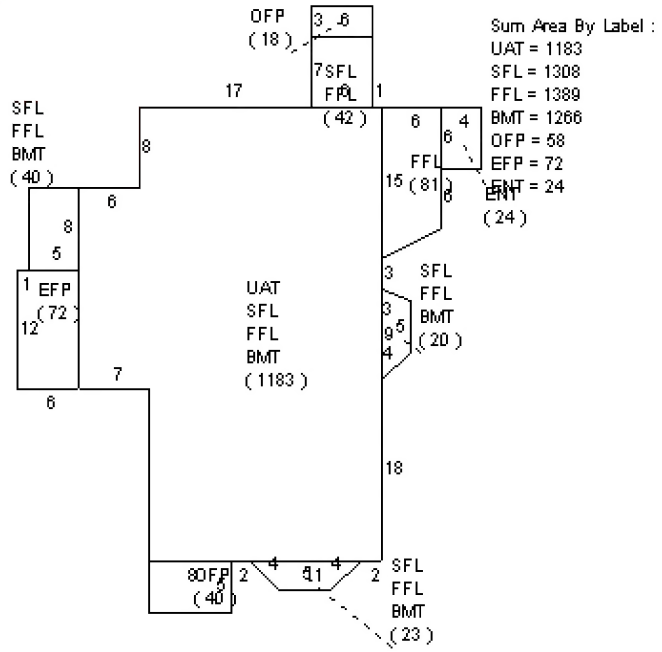
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	167.83
Special Features:	0	Val/Su Net:	104.08
Final Total:	459300	Val/Su SzAd	170.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,389	167.830	233,121
SFL	Second Floor	1,308	167.830	219,526
BMT	Basement	1,266	50.350	63,743
UAT	Upper Attic	296	93.990	27,797
EFP	Enclos Porch	72	61.780	4,448
OFP	Open Porch	58	41.800	2,424
ENT	ENTRY	24	25.080	602
	Net Sketched Area:	4,413	Total:	551,661
Size Ad	2697	Gross Are	5300	FinArea 2993

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						

More: N | Total Yard Items: | Total Special Featues: | Total: